

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 23 January 2024 22:20:30

Application Reference No. : SMD/2023/0555

Site Address: The Grange Clay Lake Endon Staffordshire ST9 9DD Stoke-On-Trent

Comments by: Paul Butler

From:

Stoneywood
Stoney Lane
Endon
Stoke-on-Trent
Staffordshire
ST9 9BX

Submission: Objection

Comments: I have fully reviewed ¿The Grange Proposal¿ and I must strongly object to the proposed development.

The site is not suitable for a 22-property housing estate. Importantly, the existing Grange dwelling should be restored (if required) and not demolished. This is an iconic building on Clay Lake.

The proposed development will deliver: An overcrowded housing estate, which is not in keeping with the other properties on Clay Lake. Increased noise, car parking issues and air pollution issues within and beyond the site. Dark and damp gardens, which will be shaded by the surrounding trees, the hillside, or by the proposed 2-3 story dwellings and their garden boundaries.

A simple analysis to illustrate how inappropriate the number of properties would be, is to assess parking situation. The site plan details 2-3 parking spaces per property (drive & garage).22 Properties:

Four bed 15x (6 person units), 90 persons

Three bed 5x (5 person Units), 25 persons

Two bed 2x (4 Person Units), 8 persons

The estimated capacity for the planned development is 123 residents with c60 available parking spaces. A car is a must have requirement to live and work in Endon. The average age that children leave their parental home in the UK is 23. The site will not support the volume of cars that will be required at any one time by the number of residents and their visitors. There is no on-road parking within the design, there is no parking on Clay Lake, or the A53 that can function as an overflow. There is already too much traffic on Clay Lake for the T-junction with the A53.

Existing residents on Clay Lake, Stoney Lane and the houses on the adjacent fields will be impacted by a 2-3 year building project and ongoing noise and light levels when the site becomes occupied, with potential flooding risks for the properties below the site.

The biodiversity of the adjacent woodland Stonehay Wood and surrounding land will be impacted by a 2-3 year building project and ongoing noise, light levels and reduced natural water sources when the site becomes occupied.

Stonehay Wood is home and shelter to a family of Buzzards and Foxes, Rabbits, Squirrels, a pair of Kestrels, Roe Deer, Tawny Owls, a Barn Owl, Green Woodpeckers, Greater Spotted Woodpeckers, Tree Creepers, Nuthatches, Pheasants, Wood Pigeons and a large colony of bats, to name a few key species which I can evidence with recent photographs. These species live and shelter in the wood, but require the surrounding land to hunt and feed, to which 'The Grange' is an extremely important site. I cannot see that an up-to-date 'full' environmental impact assessment has been completed and that the proposal has been approved by environmental specialists, which is an essential requirement to support this proposal.

I would like to understand more about the proposed 'Pumping Station'. I cannot see drawings provided for the 'Pumping Station'. What impact will this have aesthetically and audibly from the within the plot, the adjacent land and to residents of neighboring properties?

The development (Plots 14-22 and the Pumping Station) will impact the view from the public footpath between Edge Lane and Brookfield Avenue, which attracts 100s/1000s of walkers (Families, Dog Walkers and Walk Groups) every year. Listed as part of the Endon Springs AA Rated Walk, the proposed modern build properties and pumping station will not be in keeping with the surroundings and will negatively impact the view across to the Churnet Valley for all those that come to Endon to enjoy the countryside.

The current proposed development should not be approved.

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